



Planning & Zoning Commission

Regular Meeting

Thursday, January 14, 2016

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

PRESENT

Acting Chair Member Linda Beard

Member Wes Duncan

City Representative Kiley Chase

Member Rand Crafts

Member Roger Zeeman

ABSENT

Member Alan Johnson

Member Richard Jones

Chairwoman Linda Sorensen

ALSO PRESENT

Dent Kirkland, Code Enforcement Officer

Travis Stanworth, Asst. Code Enforcement
Officer

Lora Fitch, Deputy Recorder

Todd Anderson, Delta City Attorney

Bill Nelson, Property Owner

Shauna Nelson, Property Owner

Acting Chair Member Beard called the meeting to order at 7:02 p.m. She stated that notice of the time, place and the agenda of the meeting had been posted at the City Building, on the Utah Public Notice website, the Delta City website, and had been provided to the Millard County Chronicle-Progress and to each member of the Commission at least two days prior to the meeting.

MINUTES

The proposed minutes of a Planning & Zoning Commission Meeting held December 10, 2015 were presented for consideration and approval. Commission Member Duncan made a MOTION to accept the Planning and Zoning Minutes of December 10, 2015 as presented. Commission Member Zeeman SECONDED the motion. The motion passed with Commission Members Beard,

Crafts, Duncan, Zeeman, and City Representative Chase voting in favor and Members Johnson, Jones, and Sorensen being absent.

BUSINESS

Preliminary Plat Approval of Great Basin Sub Division Parcel One & Two

Shauna Nelson presented her maps and stated that it was like the previous maps for the Great Basin Subdivision with the change that the lots were changed from 250 feet wide to 150 feet wide and that the lots were a little deeper. There was a discussion regarding whether or not the change would meet the City's size requirements. It was noted that the maps that were presented were not the final maps, but as there had been some problems with the surveyor's printer, the presented maps would be used with the understanding that they were not the final maps. Code Enforcement Officer Kirkland stated that there were a few issues with the map. One being, there was a line that would need to be drawn out to show the lot that was there. Another problem was that the lots need to be identified on the preliminary plat. Code Enforcement Officer Kirkland reminded the Commission that the lot 1 was in two different zones and needed to be treated as just one zone. City Representative Chase stated that the name of the subdivision would need to be the same on both the preliminary and the final plats. There was a discussion and the Nelsons decided that they wanted the Preliminary to be named Nelson Subdivision. City Attorney Anderson stated that Questar is no longer signing final plats unless it has specific language and that the Nelsons would be able to save a lot of time if they contacted Questar before collecting all of the necessary signatures on the final plat to make sure the language is correct. City Representative Chase asked if the Nelsons understood that they would still need to make all of the improvements that were discussed at the previous Planning and Zoning meeting including extending the storm drain and putting in curb and gutter and that a bond would need to be put in place until they were completed. Commission Member Crafts made a MOTION to approve the preliminary plat of the Nelson Subdivision on the condition that the name is changed from Great Basin Subdivision to Nelson Subdivision, that lots 1 and 2 be identified on the preliminary plat, that the missing lot north of lots 1 and 2 on the preliminary plat be identified and marked, that lot 1 be treated as an R1 zone, and that improvements will be made on the final according to the city's requirements. City Representative Chase SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Zeeman, and City Representative Chase voting in favor and Members Johnson, Jones, and Sorensen being absent.

Final Plat Approval of Nelson Subdivision (Great Basin Subdivision) Parcel One & Two

Code Enforcement Officer Kirkland stated that the concerns he had were the name of the subdivision, which had just been corrected, the scale of the map should show just the necessary lots. There was a discussion about scale and what would need to be on the final plat map. Code Enforcement Officer Kirkland stated that a Certificate of Occupancy would not be issued on the property until the final improvements had all been made. Commission Member Crafts made a MOTION to recommend approval of the final plat of the Nelson Subdivision Phase 1 lots 1 & 2 providing that it is presented in correct form including, correct language, the name change, and the scale changes. Commission Member Duncan SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Zeeman, and City Representative Chase voting in favor and Members Johnson, Jones, and Sorensen being absent.

OTHER BUSINESS

The subject of the Airport Annexation Public Hearing was brought up. City Attorney Anderson stated that there had been a bit of a mistake and that it was actually an issue to be brought before the City Council rather than the Planning and Zoning Commission.

With no other questions or concerns, City Representative Chase MOVED to adjourn the meeting. Commission Member Duncan SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Zeeman, and City Representative Chase voting in favor and Commission Members Johnson, Jones, and Sorensen being absent.

Acting Chair Member Linda Beard declared the meeting adjourned at 7:26 p.m.

Minutes Approved

Lora Fitch, Deputy Recorder